150.0	0006	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	822,400 / 822,400
					USE VALUE:	822,400 / 822,400
					ASSESSED:	822,400 / 822,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
282		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAN DYKE GARRET C JR
Owner 2:	PENG BO
Owner 3:	
Street 1:	282 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DONOVAN JOHN H & MAUREEN P -
Owner 2:	-
Street 1:	282 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 2704 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6563.000	327,800	1,100	493,500	822,400
Total Card	0.151	327,800	1,100	493,500	822,400
Total Parcel	0.151	327,800	1,100	493,500	822,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.16 /Parcel: 304.16

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 99495

GIS Ref

GIS Ref

Insp Date 01/14/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 150.0-0006-0007.A

!11788!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	327,800	1100	6,563.	493,500	822,400		Year end	12/23/2021
2021	101	FV	316,400	1100	6,563.	493,500	811,000		Year End Roll	12/10/2020
2020	101	FV	316,400	1100	6,563.	493,500	811,000	811,000	Year End Roll	12/18/2019
2019	101	FV	252,300	1100	6,563.	462,700	716,100	716,100	Year End Roll	1/3/2019
2018	101	FV	252,300	1100	6,563.	382,500	635,900	635,900	Year End Roll	12/20/2017
2017	101	FV	252,300	1100	6,563.	351,600	605,000	605,000	Year End Roll	1/3/2017
2016	101	FV	252,300	1100	6,563.	320,800	574,200	574,200	Year End	1/4/2016
2015	101	FV	236,400	1200	6,563.	314,600	552,200	552,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:06:42

LAST REV

Date	Time
01/25/18	18:40:10

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11788

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONOVAN JOHN H	54613-32		4/29/2010		488,000	No	No		
	12319-144		10/31/1972		26,500	No	No		N

USER DEFINED

Prior Id # 1:	99495
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2014	1529	Re-Roof	12,725					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
1/14/2009	Measured	372	PATRIOT
12/8/1999	Mailer Sent		
11/19/1999	Measured	272	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6563		Sq. Ft.	Site		0	80.	0.94	9									493,511						493,500	

Total AC/HA:	0.15067	Total SF/SM:	6563	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	493,511	Spl Credit		Total:	493,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:	T - Other	10.	%
Economic:			%
Special:			%
Override:			%
	Total:	26.74	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.25275540
Const Adj.:	0.99989998
Adj $ / SQ:	137.789
Other Features:	102500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447515
Depreciation:	119666
Depreciated Total:	327849

COMMENTS

CHK FOR INLAW APT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

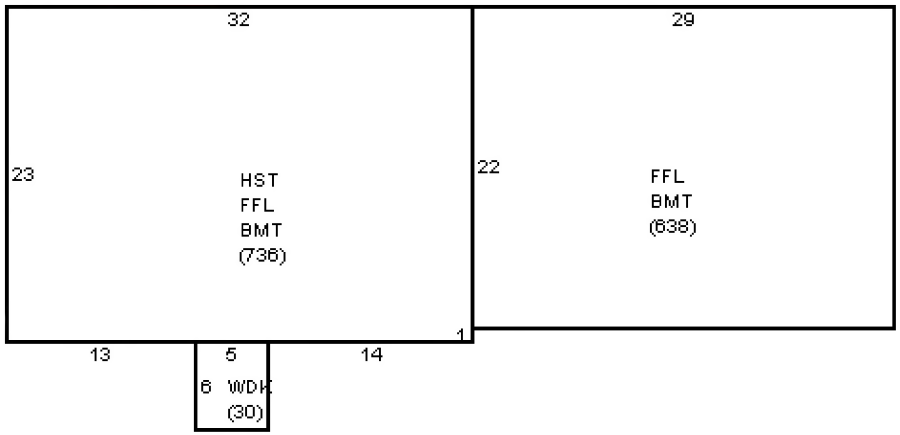
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	137.79
Special Features:	0	Val/Su Net:	104.20
Final Total:	327800	Val/Su SzAd	188.17

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,374	76.060	104,506
FFL	First Floor	1,374	137.790	189,323
HST	Half Story	368	137.790	50,706
WDK	Deck	30	16.000	480

Net Sketched Area:	3,146		Total:	345,015	
Size Ad	1742	Gross Area	3514	FinArea	2704

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0006-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X33	G	AV	1980	4.00	T	31.2	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:	Total: 1,100